

RFP OVERVIEW



Director: Sandra S. Pfund

DEPT. COM. 52

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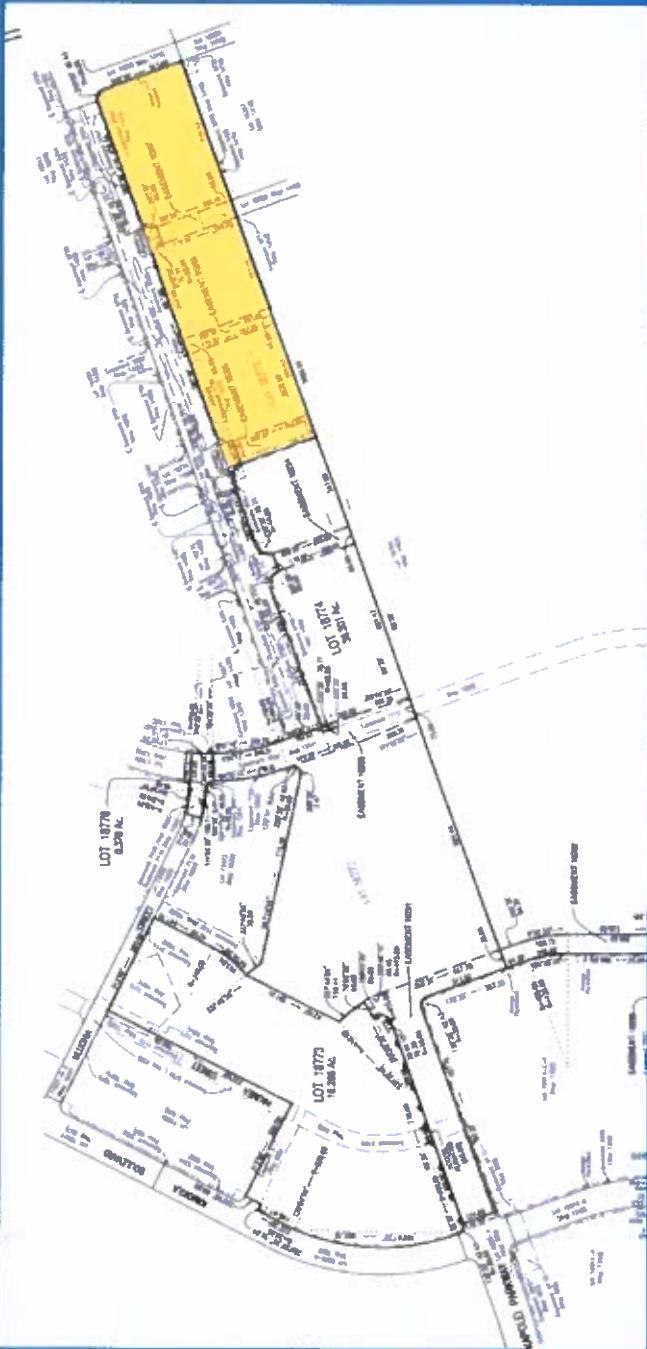
PROJECT SITE

Kapolei Satellite City Hall

Project Site



PROJECT SITE



- TMK: (1)9-1-160:018
- Land Area: 446,054 Square Feet (10.24 Acres)
- Zoning: BMX-3 (Business Mixed Use Community)

TIMELINE OF EVENTS

- RFP issued: December 18, 2018
- Deadline to submit proposals: March 25, 2019
- Received 3 proposals
- Selection Committee scored Kobayashi Group the highest ranked offeror: September 5, 2019
- Community Outreach
- DLM Public Report submitted to City Council for posting pursuant to Sec. 28-3.4(c)(2) on December 19, 2019
- Development Agreement
- Form of Lease Agreement

COMMUNITY OUTREACH

- DLM Public Hearing – January 18, 2019
- Developer Community Outreach
- Makakilo/Kapolei Neighborhood Board – December 4, 2019
- Councilmembers
- State Representative, Sharon Har
- State Senator, Mike Gabbard
- Mehana Community Meeting, scheduled for January 28, 2020

TERM OF DEVELOPMENT AGREEMENT

- City will lease vacant parcel for \$1/year for 65 years with an option to extend for an additional 10 years for a total of 75 years
- Kobayashi Group will provide 404 rental housing units for individuals and families making 60% AMI or lower, and 21 of those units will be at 30% AMI or lower
- Amenities to include: recreation room, outdoor parks, outdoor passive recreation area and preschool
- Developer shall be responsible to develop, construct, complete, manage, operate and maintain the Project

NEXT STEPS

- Execution of the Development Agreement
- Developer's Responsibilities
 - Due Diligence (survey, conduct studies, and inspect property)
 - Environmental Assessment
 - Subdivide the Property
 - Complete Entitlements
 - Finalize Design Plans
 - Secure Financing
- Council Approval on Ground Lease Agreement
 - Developer begins construction

